

LANCASTER CITY COUNCIL REGULAR MEETING OF AUGUST 23, 2021

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on August 23, 2021, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Deputy Mayor Pro-Tem Stanley M. Jaglowski
Marco Mejia
Keithsha C. Wheaton
Mayor Pro-Tem Racheal Hill
Betty Gooden-Davis

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Deputy City Manager
Carey Neal, Assistant City Manager
Andy Waits, Director of Public Works
Chris Youngman, Emergency Management Chief
Dori Lee, Director of Human Resources
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth Johnson, Fire Chief
Lisa Wube, Director of Parks and Recreation
Mike Delmore, Interim Director of Finance
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Cheryl Womble, Administrative & Community Relations Supervisor
Bryce Reed, Communications and Public Relations Coordinator
Crystal Cloud, Utility Billing Manager
Keturah Barnett, Assistant to the City Manager
Ron Gleaves, IT Manager
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on August 23, 2021.

Invocation:

Bishop Clyde C. Hairston of Miracle Temple Fellowship Church gave the invocation.

Pledge of Allegiance:

Councilmember Strain-Burk led the pledge of allegiance.

Proclamations:

Mayor Hairston read the Daughters of the American Revolution, and the National Suicide Prevention Awareness Month proclamations.

Public Testimony:

There were no speakers.

Consent:

1. Consider a resolution adopting City Council Goals and Objectives contained in the June 25, and June 26, 2021, City Council Strategic Planning Report prepared by The Elim Group.

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2. Consider a resolution temporarily waiving certain fees from the Master Fee Schedule Article 2.000 related to the Clear the Shelter Event for a period of twenty-eight days from August 23, 2021, to September 19, 2021.
3. Consider a resolution approving the terms and conditions of an interlocal agreement by and between the City of Lancaster and Dallas County Department of Health and Human Services to provide certain health services.
4. Consider a resolution of the City of Lancaster proposed Fiscal Year 2021/2022 employee insurance program; allowing the City Manager to enter into agreements with employee benefit providers and/or administrators as follows: (1) Blue Cross Blue Shield for medical administration with a Health Savings Account (HSA) option; (2) Equitable for dental benefits administration; (3) Surency for vision benefit administration and renewal of agreements with (4) Dearborn National for Short Term Disability insurance; (5) Flores & Associates for cobra benefit administration; and (6) Alliance Work Partners for employee assistance program administration; authorizing execution of any necessary contracts and documents pursuant to this resolution.
5. Consider a resolution ratifying an amendment to the agreement for Professional Landscape Architectural Services with Halff Associates in an amount not to exceed \$7,600 for additional services related to the Texas Department of Transportation (TxDOT) Green Ribbon Project (CSJ0048-01-067).
6. Consider a resolution awarding RFP 2021-30 to Canary Construction, Inc. for replacement of +/- one hundred ninety-two feet (192) of wastewater main at the dead-end of Katy Street under Burlington Northern Santa Fe Railroad (BNSF), in an amount not to exceed one hundred twenty thousand, sixty-two dollars and thirty cents (\$120,062.30).

Councilmember Strain-Burk pulled item C5.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve Consent items 1-4 and 6. The vote was cast 7 for, 0 against.

5. Consider a resolution ratifying an amendment to the agreement for Professional Landscape Architectural Services with Halff Associates in an amount not to exceed \$7,600 for additional services related to the Texas Department of Transportation (TxDOT) Green Ribbon Project (CSJ0048-01-067).

Councilmember Strain-Burk shared her excitement for the Dallas Avenue beautification project through the TxDOT Green Ribbon Grant.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve Consent items 5. The vote was cast 7 for, 0 against.

Public Hearing:

7. Conduct a public hearing and consider a resolution adopting the Lancaster City Council's Rules and Procedures, as amended.

Mayor Pro-Tem Hill ask for clarification on the Censure Policy Section I. City Attorney Ritter shared that the change better clarifies Section I Mayor-City Council Relations, Sub Section C, Number 12, and that Section C is a companion item to Section VI: Censure Policy, Number 1.

MOTION: Mayor Pro-Tem Hill made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro-Tem Hill to approve item 7. The vote was cast 7 for, 0 against.

Action:

8. **M21-31 Discuss and consider an Ordinance abandoning a small section of Rolling Hills Place, Ocean Drive and Martinque Drive rights-of-way, City of Lancaster rights-of-way, and two (2) alley rights-of way, providing for the furnishing of a certified copy of this Ordinance for recording the real property records of Dallas County, Texas as a deed; and providing an effective date.**

City Manager Mauldin-Jones shared this is a request to abandon three (3) rights-of-way on Rolling Hills Place, Ocean Drive and Martinque Drive and two (2) alleys as shown on the attached Rolling Meadows Phase 3 plat. These abandonment requests are in areas where there is a transition from alley served neighborhoods, specifically Rolling Hills Phase I and Moffitt Creek Estates and a neighborhood that does not have alleys; specifically Rolling Meadows Phase 3. These rights-of-way and alleys are not needed and have no use for Rolling Hills Phase I, Moffitt Creek Estates and the upcoming Rolling Meadows Phase 3. The abandonment will clean up previously dedicated but now unnecessary rights-of-way and alleys. Therefore, staff supports the applicant's request to abandon three (3) rights-of-way on Rolling Hills Place, and Martinque Drive, and two (2) alleys shown on the attached Rolling Meadows Phase 3 plat. Staff recommends approval of the ordinance, as presented.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro-Tem Hill to approve item 8. The vote was cast 7 for, 0 against.

9. **M21-33 Discuss and consider a resolution accepting one (1) water easement (20-foot wide or 2.261 acre) from PME Oakmont Lancaster, LLC, (Grantor), to the City of Lancaster (City) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.**

City Manager Mauldin-Jones shared this is a request for one (1) water easement for the purpose of extending a public water line to serve Lot 1, Block A for Oakmont 20/35 Warehouse. The property to be served by this line consists of 41.653 acres and is located at the southeast corner of West Drive and Longhorn Drive. The Public Works staff has verified that the location of the proposed public water easement is acceptable. Having identified the location of these facilities, an easement must be granted by the property owner which must be considered and approved by City Council. Staff recommends approval of the resolution, as presented. Deputy Mayor Pro-Tem Jaglowski asked if it would have additional connection for future development.

Public Works Director Waits shared that the efforts would help the overall area.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 9. The vote was cast 7 for, 0 against.

10. **Discuss and consider appointments to the Animal Shelter Advisory Board.**

Mayor Hairston share City of Hutchins submitted an application for Freddie Chism.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 10. The vote was cast 7 for, 0 against.

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- 11. Discuss and consider the proposed FY 2021/2022 tax rate of \$0.769287 per \$100 assessed valuation, receive related tax calculation documents, take record vote to consider a tax rate to increase total tax revenues from properties on the tax roll in the previous year, and set public hearing dates on the proposed tax rate.**

City Manager Mauldin-Jones shared consider the proposed FY 2021/2022 tax rate of \$0.769287 per \$100 assessed valuation, receive related tax calculation documents, take record vote to consider a tax rate to increase total tax revenues from properties on the tax roll in the previous year, and set public hearing dates on the proposed tax rate. On Friday, July 23, 2021, the Dallas Central Appraisal District (DCAD) released the Certified Values of properties within the City of Lancaster. This data was utilized to calculate the no-new-revenue tax rate (effective rate) and voter-approval (roll-back) tax rate for the 2021/2022 fiscal year. The City of Lancaster experienced an increase of 18.71% in taxable property values over the previous fiscal year values.

City of Lancaster Tax Rate Comparison (per \$100 assessed valuation)

Tax Rate Comparison	FY 2020/2021	FY 2021/2022
Certified Values	\$3,009,367,773	\$3,572,339,009
Voter-Approval Tax Rate	\$0.822966	\$0.769287
No-New-Revenue Tax Rate	\$0.788948	\$0.764311
Proposed Tax Rate	\$0.819736	\$0.769287

The City Manager's proposed budget will raise more total revenue from property taxes than last year's budget. Staff recommends that City Council take a record vote on the proposal to consider a tax rate that will result in an increase in total revenues from properties on the tax roll in the previous year. City Council will also announce the date, time and location of the public hearing regarding the proposed tax rate. The public hearings are scheduled for Monday, September 13, 2021 and Monday, September 20, 2021 at 7:00 p.m. at the Lancaster Municipal Center, 211 North Henry Street, Lancaster, Texas 75146.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 11. Mayor Hairston called the voice roll. The roll call vote was cast 7 for, 0 against.

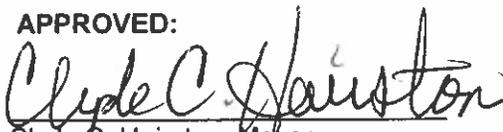
MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Hill to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 7:34 p.m.

ATTEST:


Sorangel O. Arenas, City Secretary

APPROVED:


Clyde C. Hairston, Mayor